

## **KENTUCKY REAL ESTATE APPRAISERS BOARD**

### **TYPE OF MEETING**

Regular Meeting

### **DATE AND LOCATION**

June 12, 2009 – Board Office

### **PRESIDING OFFICER**

Dorsey Hall, Chair

### **ROLL CALL**

#### Present:

Dorsey Hall, Chair  
Paul Moore, Vice Chair  
Sam E. Blackburn, Board Member  
G. Herbert Pritchett, Board Member

#### Present Also:

Larry Disney, Executive Director  
Angie Thomas, Staff Assistant  
James Grawe, Board Counsel  
Dennis Badger, Investigator

#### Absent:

Loren Huff, Board Member

Chair, Dorsey Hall opened the meeting. A motion by Paul Moore, second by Sam Blackburn and the Board unanimously approved the May 22, 2009 minutes.

### **EDUCATION**

Motion by Herbert Pritchett, second by Paul Moore and the Board unanimously agreed to approve the following education courses for fiscal year 2009-10:

- A. National Association of Independent Fee Appraisers – Renewal 09/10
  - (1) Appraising Complex Properties – Industrial – 7 hours
  - (2) Appraising Complex Properties – Office – 7 hours
  - (3) Appraising in the Foreclosure Market – 7 hours
  - (4) Easements, Profits and Licenses in Land – 8 hours
  - (5) FHA Current Appraisal Requirements – 7 hours
  - (6) Institutional Fraud – 4 hours
  - (7) National USPAP Update – 7 hours

- (8) Residential Analysis for Small Income Property Appraisals – 8 hours
- (9) Residential Report Writing – 7 hours
- (10) Scope of Work – 7 hours

**B. McKissock, LP – Renewal – 09/10**

**Virtual Classroom Qualify Education Courses**

- (1) Advanced Residential Applications and Case Studies – 15 hours
- (2) Appraisal Subject Matter Electives – 20 hours
- (3) Basic Appraisal Principles – 30 hours
- (4) Basic Appraisal Procedures – 30 hours
- (5) National USPAP Course – 15 hours
- (6) Residential Site Valuation & Cost Approach – 15 hours
- (7) Residential Income Approach – 15 hours
- (8) Residential Market Analysis & Highest and Best Use – 15 hours
- (9) Residential Report Writing and Case Studies – 15 hours
- (10) Residential Sales Comparison and Income Approaches – 30 hours
- (11) Statistics, Modeling & Finance – 15 hours

**Virtual Classroom Continuing Education Courses**

- (1) 2-4 Family Finesse – 7 hours
- (2) Appraisal Trends – 7 hours
- (3) Appraising FHA Today – 7 hours
- (4) Even Odder: More oddball Appraisals – 7 hours
- (5) Introduction to Green Building for Appraisers – 2 hours
- (6) Land and Site Valuation – 7 hours
- (7) Made in America: Appraising Factory Built Housing – 7 hours
- (8) Mortgage Fraud: Protect Yourself – 7 hours
- (9) National USPAP Update – 7 hours
- (10) Private Appraisal Assignments – 7 hours
- (11) Relocation Appraisal is Different – 7 hours
- (12) REO and Foreclosures – 5 hours
- (13) Residential Report Writing – 7 hours
- (14) The Art of Residential Appraisal Review – 7 hours
- (15) The Art of the Addenda – 4 hours
- (16) The Cost Approach – 7 hours
- (17) The Dirty Dozen – 3 hours
- (18) The Evolution of Finance – 4 hours

**C. American Society of Farm Managers & Rural Appraisers – Renewal – 09/10**

- (1) Basic Appraisal Principles – 30 hours QE/28 hours CE
- (2) National USPAP – 15 hours QE/14 hours CE
- (3) Appraisal Review Under USPAP – 22 hours CE
- (4) Eminent Domain – 20 hours CE
- (5) Introduction to Appraisal Review – 14 hours CE
- (6) National USPAP Update – 7 hours CE

- D. Wilson Educational Group – Renewal 09/10
  - (1) National USPAP Course – 15 hours QE
  - (2) Basic Appraisal Principles – 30 hours QE
  - (3) Basic Appraisal Procedures – 30 hours QE
  - (4) Residential Sales Comparison Approach – 15 hours QE
  - (5) Residential Report Writing – 15 hours QE
  - (6) Statistics, Modeling & Finance – 15 hours QE
  - (7) Site & Site Improvement – 15 hours QE
  - (8) Introduction to Income Property Appraising – 15 hours QE
  - (9) Capitalization Applications – 15 hours QE
  - (10) National USPAP Update – 7 hours CE
  - (11) Appraisal Issues 2009 – 7 hours CE
- E. Dennis Badger & Associates Renewal continuing education course for fiscal year 08/09 and 09/10
  - (1) Ethics & The Appraiser – 3.5 hours CE
- F. Appraisal Institute – New continuing education course for fiscal year 09/10
  - (1) Introduction to Conservation Easement Valuation – 7 hours
- G. Career Webschool – At the request of the provider - Rescind approval of the Overview of the Appraisal Process Course and Appraisal Methods approve for CE credit only.
- H. Career Webschool – New courses – 09/10
  - (1) National USPAP Update Course – Internet – 7 hours CE
  - (2) National USPAP Course – Internet – 15 hours QE
- I. US Dept. of HUD – New course – 09/10
  - (1) Rent Comparability Studies & Map Appraising – 7 hours

Motion by Sam Blackburn, second by Paul Moore and the Board unanimously agreed to rescind the approval the following education courses from Dynasty Schools for the reason that the courses are Web-Enhanced and as of June 1, 2009, IDECC no longer approves web-enhanced courses.

- (1) A. Real Estate Appraisal – Principles & Procedures – Web Enhanced-Correspondence – 60 QE/58 CE
- (2) National USPAP – Web Enhanced-Correspondence – 15 QE/14 CE
- (3) Real Estate Finance – Appraiser's ED – Web Enhanced-Correspondence – 45 QE/42 CE
- (4) Residential Report Writing & Case Studies– Web Enhanced-Correspondence – 15 QE/14 CE
- (5) National USPAP Update – Web Enhanced-Correspondence – 7 hours CE

## **EXPERIENCE**

Motion by Paul Moore, second by Herbert Pritchett and the Board unanimously agreed to accept staff recommendation and approve the following experience:

- (1) Chad Hockensmith – Approve experience for Certified Residential
- (2) Christopher Hook – Approve experience for Certified General
- (3) William Michael Ousley – Approved experience for Certified Residential
- (4) David Waller – Approve experience for Certified Residential
- (5) Donna Walsh – Approve experience for Certified Residential

## **CERTIFICATION/LICENSURE**

Motion by Sam Blackburn, second by Herbert Pritchett and the Board voted to approve a total of nine (9) individuals for certification/licensure.

- (1) Jeffery M. Hinton – Certified Residential - Tennessee
- (2) Chad Hockensmith – Certified Residential
- (3) Rachael A. Holden – Associate
- (4) Christopher Hook – Certified General
- (5) William Michael Ousley – Certified Residential
- (6) Stephanie Latta – Associate
- (7) Amy J. Wagers – Associate
- (8) David Waller – Certified Residential
- (9) Donna Walsh – Certified Residential

## **COMPLAINT**

- A. Case Summary Flow Chart
- B. Dennis Badger – Report on the contractor activities
- C. The Board was advised there have been a total of 30 cases filed for 2009.
- D. Larry Disney advised the Board all cases one year and over must be closed within the next 90 days if at all possible.
- E. Cases:
  - (1) Case No. 09-23 – Respondent: Michael P. Chapman – Motion by Sam Blackburn, second by Paul Moore and the Board unanimously agreed to dismiss the case.
- A. Darrell W. Muncy, II – Agreed Order revision. Motion by Paul Moore, second by Herbert Pritchett and the Board unanimously agreed that Mr. Muncy will take the supervisor/trainee course before supervising any Associate appraisers.

## MISCELLANEOUS

- A. State Auditor Recommendations for Board Members
- B. Budget ending May 31, 2009
- C. University of Louisville Database – Motion by Sam Blackburn, second by Paul Moore and the Board voted to initiate the process of obtaining Uof L to create database for website.
- D. The Board reviewed the letter of response to the Appraisal Subcommittee on the findings from their review in March 2009.
- E. Email from Edgar Whitaker concerning submitting blank invoices
- F. Affidavit to file in Franklin Circuit Court for the Lynn Prichard case.

## NEW BUSINESS

- A. Hearing – Monday-Thursday, July 13-16, 2009 – 9:00 a.m. – Mark Mitchell
- B. **July Board Meeting** – Friday, July 24, 2009 – 9:00 a.m.

The next Board meeting is scheduled for Friday, July 24, 2009 – 9:00 a.m. at the board office.

Motion by Sam Blackburn, second by Herbert Pritchett and the Board voted unanimously to adjourn the meeting.

  
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Chair

  
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Staff Assistant